

ZBA VARIANCE or APPEAL APPLICATION

WESTPORT ZONING BOARD OF APPEALS Tel: 203-341-1030 Fax: 203-454-6145

INSTRUCTIONS for APPLICANT: For Questions visit P&Z office Daily 9:00-11:30.

Complete pgs 1 & 2 then, REVIEW & COLLECT ALL materials listed on pgs 3&4.

When all is collected DROP OFF to P&Z OFFICE DAILY between 8:30 & 4:00.

After the STAFF REVIEW is complete, a Hearing Date will be set. Please Review pgs. 5&7.

Note: Commercial projects may require Architectural Review Board approval, If needed. You MUST submit ARB application BEFORE going to ZBA Hearing.

OFFICE USE ONLY

Application#: _____

Submission Date: _____

Receipt Date: _____

Fee Paid: _____

1. Property Address: 64 Kings Highway N Zone: AA
Commercial Property: or Residential:
2. Applicant's Name: Evangelia Tsiropoulos E-Mail: angela.tsiropoulos@gmail.com
Applicant's Address 64 Kings Highway N Daytime Tel: 2032197474

NOTE: Below List Owner's Name (s) as appears on the DEED (No abbreviations) If more space needed submit list.

3. Property Owner's Name: Evangelia Tsiropoulos E-Mail: angela.tsiropoulos@gmail.com
Property Owner's Address: 64 Kings Highway N Daytime Tel: 203219-7474

4. Is this property on: a Septic System: or Sewer:
5. Is this property within 500 feet of any adjoining municipality? Yes No
6. Does this project involve the **demolition** of any structures that are **50 years old or more**? Yes No

7. Briefly Describe your Proposed Project:
Adding an ADU in the backyard

8. Will any part of any structures be demolished? No Yes - If Yes Attach a Demolition Plan:

9. List each "**Regulation Section Number**" you are requesting a variance for: i.e. (Sec 6-2 = Set back)
Sec. 12-4 for setbacks for Res. AA zone;
Sec. 6-3.1 for non-conforming lot setbacks;
Sec. 6-2.1.6 for New construction to be in accordance with regulations.

10. List any other variances that are requested to legalize any previous issues: i.e. (Sec 11-5 Coverage for existing shed)
N/A

11. List the **PROPERTY HARDSHIP(s)** or **REASON(s)** why this Variance or Appeal should be granted, stating clearly the exceptional difficulty **REGARDING YOUR PROPERTY**. Note: Financial Hardship will NOT warrant a variance approval see pg 5.
This is an undesized lot of .4 of an acre in a one acre zone

12. I hereby certify that the above information is correct and that the accompanying exhibits attached are true.

Applicant's Signature (If different than owner)

Owner's Signature (Must be signed)

If the applicant is unable to obtain the signature of the property owner, a letter of authorization by the property owner must be submitted.

TO BE COMPLETED BY OWNER/ APPLICANT

After all required materials are collected, DROP OFF to P&Z OFFICE DAILY between 8:30 & 3:00 ONLY.

BUILDING PLANS (TITLE) 64 Kings Highway N
BY: Jia Hua DATE 8/19/24 NUMBER of PGS. 1
REVISED DATE _____ NUMBER of PGS. _____

SURVEY OR SITE PLAN (TITLE) 64 Kings Highway N
BY: Walter Skidd DATE 8/21/24 NUMBER of PGS. 1
REVISED DATE _____ NUMBER of PGS. _____

GROSS LOT AREA: 18,150 **NET LOT AREA:** (less 80% wetlands or steep slopes): 18,150

SETBACKS: Front / Side / Rear) (From Survey)

Existing: n/a / _____ / _____
Required: n/a / 10.5 / 25
Proposed: n/a / 10.5 / 11.1

FLOOR AREA / FAR:

Existing: _____
Allowed: _____
Proposed: _____

COVERAGE: Building / Total (From Survey)

Existing: 20.45% / 20.45%
Required: _____ / 25%
Proposed: 23.85 / 23.85%

PARKING:

Existing: _____
Required: _____
Proposed: _____

HEIGHT: In Feet / # of Stories

Existing: n/a / n/a
Required: 26 / 2
Proposed: 20.8 / 2

SIGNS:

Existing: _____
Required: _____
Proposed: _____

ATTIC / HALF STORY:

Existing: _____ / Proposed: _____

LANDSCAPING:

Existing: _____
Required: _____
Proposed: _____

CRAWL SPACE - CELLAR - BASEMENT:

Existing: _____ / Proposed: _____

NOTE: If you submit Revised Plans – You **MUST SUBMIT A COVER LETTER** listing **EACH CHANGE & 9 COPIES**.

REVISIONS FEE: Revised Plans, which require additional staff review **ADDITIONAL FEE** of **HALF** of original Appl. fee is **REQUIRED**.